

GROUND FLOOR



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Directions

From Barnstaple continue over the long bridge and up the new Sticklepath Hill. Continue over the roundabout taking the next left hand turning continuing down Sticklepath Hill a short distance where 7 Sticklepath Hill will be easily identified by number plate.

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1 Bed Flat

The Garden Flat, 7 Sticklepath Hill, Sticklepath, Barnstaple,
Devon EX31 2RS

Guide Price

£120,000

- Ideal first purchase or investment
- New modern shower room
- Walking distance to amenities
- Gas Central Heating
- Upvc Windows



- Room list:**
- Kitchen**
4.17mx2.41m (13'08x7'11)
 - Shower Room**
2.36mx0.84m (7'09x2'09)
 - Lounge**
4.37mx3.40m (14'04x11'02)
 - Bedroom**
3.99mx3.18m (13'01x10'05)

Overview

A ideal first time buy or investment property, The Garden flat is a spacious 1 bedroom lower ground floor flat situated in Sticklepath with easy access to travel links and amenities.

In brief the property comprises of entrance into a dual aspect light kitchen with fitted base units, plenty of space for appliances and a pleasant outlook to the garden. The modern recently tiled shower room is situated before you access the lounge, this is complete with enclosed shower cubicle, low level wc and hand wash basin. The lounge is also a bright space with an open flush brick fireplace in need of some TLC.

The bedroom is a generous size with a storage cupboard built in and this has been subject to a start of redecoration so is is blank canvas for a potential purchaser.

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Outside

Access to the property is down the side of Number 7 to the rear and has 3 steps to access, Outside is a generous patio area with space for seating and pot plants and a shed for storage. Immediately outside the door is a private courtyard area with an outside tap.

Services

All mains services connected

Council Tax band

B

EPC Rating

TBC

Tenure

Leasehold

Viewings

Strictly by appointment with the Barnstaple branch on 01271 327878

